

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**August 24, 2017**

**1:00 PM**

**City Hall, Room 16**

## **General Policy Committee**

***Mayor Lauren Poe (At Large)***  
***Commissioner Harvey Budd (At Large)***  
***Mayor-Commissioner Pro Tem Helen Warren (At Large)***  
***Commissioner Charles Goston (District 1)***  
***Commissioner Harvey Ward (District 2)***  
***Commissioner David Arreola (District 3)***  
***Commissioner Adrian Hayes-Santos (District 4)***

***If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.***

**ADOPTION OF THE AGENDA**

**AGENDA STATEMENT**

*"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.*

**ROLL CALL**

[160396.](#)

**Enterprise Zone Policies & General Infrastructure Economic Development in other Parts of the City (B)**

*Explanation: The General Policy Committee will receive an update from staff on the Enterprise Zone Program.*

**RECOMMENDATION**

*The General Policy Committee receive an update on Enterprise Zone Program and provide feedback as appropriate.*

**Legislative History**

9/15/16	City Commission	Referred to the General Policy Committee
1/26/17	General Policy Committee	Heard

[160396A Staff Analysis 20170126.pdf](#)  
[160396B EZ Dev Fee Discounts 2011-2016 20170126.pdf](#)  
[160396C EZ Fees-Credits 20170126.pdf](#)  
[160396A Staff Analysis-EZ Program 20170622.pdf](#)  
[160396B Presentation-EZ Program 20170622.pdf](#)  
[160396C-NLC Paper 20170622.pdf](#)  
[160396D Memo 20170622.pdf](#)  
[160396E EZ Focus Group Comments 20170622.pdf](#)  
[160396F Maps 20170622.pdf](#)  
[160396G Fee Reduction Table 20170622.pdf](#)  
[160396H Promissory Note 20170622.pdf](#)  
[160396I Interested Parties Communication 20170622.pdf](#)  
[160396J Communications Incentives 20170622.pdf](#)  
[160396A Staff Analysis 20170824.pdf](#)  
[160396B Double Envelope Letter 20170824.pdf](#)  
[160396C GPC Motion 20170824.pdf](#)  
[160396D Double Envelope Parcel 20170824.pdf](#)  
[160396E REAL Rate Code of Ordinance Provisions 20170824.pdf](#)  
[160396F Florida Statutes 20170824.pdf](#)  
[160396G GRU Memo 20170824.pdf](#)

[160776.](#)

**Gainesville Annexation Strategies (B)**

**This is a request for the General Policy Committee to discuss annexation strategies for the areas most impacted by the termination of the Fire Services Assistance Agreement (FSAA). \*\*ESTIMATED STAFF PRESENTATION 15 MINUTES\*\***

*Explanation: The Alachua County Board of County Commissioners recently voted to approve giving the required 365-day notice to cancel the FSAA between the City of Gainesville and Alachua County, with an effective date of June 1, 2018. Upon being briefed on the termination of the FSAA, the City Commission directed staff to look at areas most impacted and develop annexation strategies for those areas.*

*Using design thinking, spatial analysis, and data analytics, this item takes a strategic look at the neighborhoods that will be most impacted by the termination of the FSAA and offers annexation strategies for the City Commissions' consideration.*

*Fiscal Note: Fiscal impact to be determined.*

**RECOMMENDATION**

*The General Policy Committee receive a presentation from staff and take action deemed appropriate.*

**Legislative History**

2/16/17 City Commission Referred to the General Policy Committee

[160776A\\_Annexation Strategy Working PPT\\_20170824.pdf](#)

[170198.](#)

**Issues related to Accessory Dwelling Units within the City of Gainesville (B)**

**This is a request for the General Policy Committee to discuss issues related to Accessory dwelling units within the City of Gainesville.\*Estimated presentation time is 15 minutes\***

*Explanation: Accessory dwelling units have benefits and challenges but they are vital to the housing supply and provide housing options for individuals, professionals and small starting families. They are well suited to low density single-family neighborhoods which are close to core urban areas and high density activity centers. This report examines the provision of accessory dwelling units within the City of Gainesville and the possibility of expanding the accessory dwelling unit program and making the process much easier while minimizing any negative impacts.*

*Fiscal Note: Adopting the recommendations will require appropriate short and long term budget allocations to implement proposed programs.*

**RECOMMENDATION**

*The following recommendations are submitted for consideration by the committee.*

1. *The City should direct staff to begin work on identifying quick administrative and process changes that can be implemented to facilitate the use of accessory dwelling units within the City.*
2. *The City should take action to adopt policies that are recommended in the report with appropriate funding.*
3. *The City should also direct staff to prepare a proposal outlining a process for guiding the review, permitting and construction of accessory dwelling units.*

**Legislative History**

7/6/17 City Commission Referred to the General Policy Committee

[170198A Staff Analysis on Accessory Dwelling Units 20170824.pdf](#)  
[170198B Executive Summary on Accessory Dwelling Units 20170824.pdf](#)  
[170198C Attachment A Definitions 20170824.pdf](#)  
[170198D Attachment B Excerpts Legislative Report on ADUs 20170824.pdf](#)  
[170198E Attachment C Gainesville Comp Plan and LDC References 20170824.pdf](#)  
[170198F Attachment D Notes References on Economic Considerations 20170824.pdf](#)  
[170198G Staff PPT 20170824.pdf](#)

[170143.](#)**Vacation / AirBnb Rentals (B)**

*Explanation: Short-term vacation rentals have increased in number and profile nationwide. Florida has experienced an uptick as property owners have welcomed the opportunity to generate revenue using their homes or spare rooms as transient rental space and websites such as AirBnb, HomeAway, and FlipKey have provided an online platform for them to easily market their space. While in response to their increased prevalence local governments have attempted to regulate or outright prohibit their existence, the State of Florida has stepped in and passed multiple pieces of legislation to preempt them from doing so. This has forced local governments to either depend on local regulation adopted prior to the State's preemption or seek creative ways to mitigate the either real or perceived impacts of short-term rentals on their communities.*

*In response to the City Commission's referral to the General Policy Committee, staff will give a presentation on the three main topics that will provide a general overview of the short-term rental issue as well as City of Gainesville specific information. The presentation will include local and state legal issues, existing land-use and zoning regulation, and a glimpse into the local short-term rental inventory and citizen issue request information.*

*Fiscal Note: None*

**RECOMMENDATION**

*The General Policy Committee hear a report from staff.*

**Legislative History**

6/15/17 City Commission Referred to the General Policy Committee

[170143A Staff Analysis Form GPC Vacation AirBnb rentals 20170824.pdf](#)

[170143B Short Term Vacation Rental Presentation 20170824.pdf](#)

[170143 Revised Presentation 20170824.pdf](#)

[170146.](#)**Staff Analysis to Achieve the Terms and Conditions of the Paris Climate Agreement (B)**

*Explanation: At their June 15th, 2017 meeting, the City Commission referred the issue of the Paris Climate Agreement to the General Policy Committee. They asked staff to provide an overview of the agreement, how it might be applied to the City of Gainesville and how Gainesville is performing in relation to the provisions of the agreement.*

**RECOMMENDATION**      *Hear a presentation from staff.*

**Legislative History**

6/15/17      City Commission      Referred to the General Policy Committee

[170316 Paris Agreement and Gville 20170824](#)

[170317.](#)

**Referral List (B)**

**RECOMMENDATION**      *The General Policy Committee discuss the referral list and take action deemed appropriate.*

[170317\\_referral list\\_20170824.pdf](#)

**ADJOURNMENT**